

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF APRIL 3, 2023**

Mr. Snider called the April 3, 2023 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Two (2) visitors were in attendance, Ian Finn of 1306 8<sup>th</sup> Avenue (property owner) and his father, Tim Finn.

PRESENT: William L. Snider, Chairman  
Kimberly Radler, Vice Chairwoman  
Karen Green, Secretary  
Christopher Dugan  
Jeffrey S. Maze  
Mark Piccirilli

STAFF: Bryan K. Dehart, Township Manager

ABSENT: Tim O'Brien  
Kathryn L. Johnston, Solicitor

**Minutes of March 6, 2023 Regular Meeting:** Ms. Radler made a motion, seconded by Mr. Dugan, vote unanimous, to approve the minutes of the March 6, 2023 Regular Meeting.

**Subdivision Plan for Finn:** Application has been filed for a three (3) lot subdivision at the intersection of Eighth Avenue and Anderson Avenue. The Residual Lot has the existing home of Ian and Andrea Finn and fronts Eighth Avenue. Lot 1 and Lot 2 front Anderson Avenue, a private street. The Commission previously reviewed an informal application of this plan.

The Commission reviewed the site plan prepared by JHA Companies last revised March 14, 2023 and JHA's letter dated March 20, 2023 responding to initial review comments from the Township Engineer and the engineers for the water and sewage authorities. The Township Engineer's letter of March 30, 2023 was reviewed. It identifies two (2) outstanding items. First is the need for a waiver from the Subdivision and Land Development Code that requires lots to have frontage on a public street. Second is an approved PA DEP sewage planning module. Mr. Dehart referred to the plan that has added a private 15-foot private sewer easement for Lot 2 across Lot 1 to access the sewage manhole.

The Finns presented a letter dated April 3, 2023 from Attorney Joseph M. Budicak who provided a legal opinion that the Finns have "... absolute and perpetual rights of ownership, access and use of the private roads known locally as Anderson Avenue and Reed Drive ...." It is the position of the owner that they have the right to create Lot 1 and Lot 2 fronting on Anderson Avenue with uninhibited access and use of Anderson Avenue and Reed Drive, both private streets.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Subdivision Plan for Finn as prepared by JHA Companies dated December 12, 2022 and last revised March 14, 2023, subject to the Township Solicitor's review and acceptance of the opinion offered by Attorney Budicak presented by letter of April 3, 2023; PA DEP Sewage Planning Module approval; and receipt of the Beaver County Planning Commission review comments.

**Ordinance No. 238 - Zoning Code Amendment:** The Board of Supervisors has adopted Ordinance No. 238 amending the Zoning Code, section 195-10 Definition of Terms and Article II C-2 Mixes Use Zoning District.

**Ordinance No. 239 - Zoning Map Amendment:** The Board of Supervisors has adopted Ordinance No. 239 adopting a Revised Official Zoning Map.

**Ratify Grant Support Letters:** The Township is filing two (2) grant applications through the PA Department of Conservation of Natural Resources. One is for the Two Mile Run Trails Phase II and the second is for a land acquisition in the Two Mile Run Creek watershed. The Chairman was asked to provide letters of support and to confirm consistency with the Township's Comprehensive Plan. The Manager reviewed the projects.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to authorize the Chairman to sign letters of support and to confirm consistency of the projects with Brighton Township 2021 Implementable Comprehensive Plan.

**Comprehensive Plan Action Steps:** The Commission previously discussed what action steps they wish to start with for the new plan. The Commission previously recommended for approval an ordinance There is no additional update at this time.

**Additional Business:** Mr. Dehart briefly discussed two pending subdivision applications that he is aware of. One was the Roberts Run Plan and the second was the Sheerin subdivision.

**Adjournment:** Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:06 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager